

BASIC SCOPE OF WORK

Based Building Use

Reuse of the existing Frisbee School for community functions requires basic improvements to the site, building envelope, interior spaces, and mechanical and electrical infrastructure.

- Site Work:** Provide revised vehicular access, drop-off and 150 parking spaces. Work includes conventional and porous pavement, drainage, lighting, signage and related landscape.
- Building Envelope:** Repair damaged masonry below areas of excessive roof run-off and splash-back. Repair damaged and deteriorated precast/cast stone building elements.
- Building Insulation:** Provide continuous, blown-in insulation in attic space to ensure thermal continuity. Clear blocked eave vents to ensure adequate air ventilation in attic.
- Windows:** Repair approximately 20% of the window area to ensure proper sealing of single pane glass into existing frame and repair/restoration of wood components. Scrape and paint windows and frames. Provide perimeter sealant at windows. Adjust hardware as needed.
- Roof Structure:** Provide diagonal bracing in selective areas at center support structures and bearing lines.
- Roofing:** Replace existing slate roofing on original and auditorium wings. Replace asphalt shingles on Annex wing. Provide new asphalt shingles.
- Fire Protection:** Extend existing fire protection systems into the original building wing as well as the Annex. Provide a dry pipe systems within the attic as well as the interstitial space between the wood framed/plaster ceiling and attic floor joists.
- Interior/Exterior Doors:** Adjust door hardware and exterior weather-stripping to ensure proper operation.
- Interior Finishes:** Replace existing carpeting in original building wing.
- MEP Repairs** Minor repairs and modifications that we would recommend as minimum remedial actions to be implemented prior to re-occupancy are as follows:
1. Repair the leak at the inlet yoke of the boiler serving the original building.
 2. Rebuild the boiler combustion air assemblies with automatic dampers that open whenever the boilers are firing and close when they are not.
 3. Re-pipe the Gym air handling unit three-way control valve.
 4. Install a return duct to the kitchen area or a transfer assembly between the kitchen and gym that allows air to return to the air handler.

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5. Re-pipe the Annex 100% OA unit three-way control valve (verify problem first).
 6. Investigate reason for poor heating performance of Annex 100% OA unit and correct.
 7. Determine the outside air ventilation code requirements for each new occupant and adjust the system to suit the application. Note that classroom outside air requirements may be more than needed for new occupancies of less density. If outside air quantities can be reduced, energy will be saved, and operating costs will be reduced.
 8. Provide independent occupancy schedules for each new occupant. Consider working with the Automatic Temperature Controls (ATC) contractor (Siemens) to install a DDC control system allowing HVAC systems to be controlled, monitored and scheduled from a central location. Alternatively, occupancy sensors and/or programmable thermostats could be used to control many systems.

HOUSE

BUDGET OF PROBABLE CONSTRUCTION COSTS
Basic Improvements

#	Description	Qty	Unit	Cost	Subcon	Section Total	Division Subtotal
1	Site Work						
	151 Space Parking Lot						
	Landscape/Lighting/Signage	1	allow	\$295,000.00	\$295,000		
	Site Work Total					\$295,000	
2	Building Envelope						
	Masonry Repointing Annex	1	allow	\$10,000.00	\$10,000		
	Masonry Repointing Auditorium and Cast stone repairs	1	allow	\$10,000.00	\$18,000		
	Masonry Repointing Original Building and Cast Stone Repairs	1	allow	\$40,000.00	\$40,000		
						\$68,000	
3	Attic Ceiling Insulation						
	Annex Wing	15000	sf	\$1.90	\$28,500		
	Auditorium Wing	11000	lf	\$1.90	\$20,900		
	Original Building	14000	sf	\$1.90	\$26,600		
						\$76,000	
4	Windows						
	Repair, Repaint, Misc. Glazing, and Sealant	1	ls	\$61,500.00	\$61,500		
						\$61,500	
5	Miscellaneous Roof Structure Repairs						
	Minor Bracing and Reinforcing	1	allow	\$25,000.00	\$25,000		
						\$25,000	
6	New Roofing - Asphalt Shingles						
	Annex Wing	1	ls	\$102,000.00	\$102,000		
	Auditorium Wing	1	ls	\$80,000.00	\$80,000		
	Original Building	1	ls	\$82,000.00	\$82,000		
						\$264,000	
6	Fire Protection						
	Extend System into Annex Wing	15000	sf	\$2.45	\$36,750		
	Modify Existing	1	ls	\$10,000.00	\$10,000		
	Extend System into Original Building	28000	sf	\$2.45	\$68,600		
						\$115,350	
7	Miscellaneous Repairs to Doors						
	Interior and Exterior	1	ls	\$12,000.00	\$12,000		
						\$12,000	

Frisbee School Revitalization-Draft
Kittery, Maine
March 31, 2010

Bargmann Hendrie + Archetype, Inc.
 BH+A Project No. 22964

#	Description	Qty	Unit	Cost	Subcon	Section Total	Division Subtotal
8	Carpeting						
	Replace Carpeting in Original Building	14000	sf	\$5.25	\$73,500	\$73,500	
9	MEP Repairs						
	Miscellaneous Repairs	1	allow	\$70,000.00	\$75,000	\$50,000	
SUBTOTAL							\$1,040,350
OH & Profit @ 31%						\$322,509	
Design Contingency @ 15%						\$204,429	
TOTAL							\$1,567,287